

## **DUMONT JOINT LAND USE BOARD MINUTES FOR OCTOBER 26, 2010 MEETING**

Flag Salute

**SESSION:** This is a meeting of the Joint Land Use Board, of the Borough of Dumont, held in the Council Chambers.

**October 26, 2010  
7:30 PM**

**SUNSHINE LAW:** This meeting is a regularly scheduled meeting of the Joint Land Use Board, of The Borough of Dumont, held in the Council Chambers on October 26, 2010. The date, time, and location were established by the resolution of the Board. A copy of the resolution was forwarded to *The Record* and the *Ridgewood News*, the official newspapers of the Borough of Dumont, filed with the Borough Clerk and posted in the Borough Hall of the Borough of Dumont. All notice requirements of the Open Public Meetings Act of the State of New Jersey have been fulfilled.

### **ROLL CALL:**

Thomas Trank	A	Marian Reitano	P	Kenneth Freeman	P
Elizabeth Marchese	P	Ken Melamed	P	Robert Huth	A
Eric Abrahamsen	P	William Goodman	A	Irwin Buchheister Alt # 1	P
Elmer Pacia Alt # 3	P	Chairman Timothy Hickey	P		

Others: Board Attorney – Kaufman, Bern, Deutsch & Leibman: Marc Leibman-P  
Board Engineer – Birdsell Engineering: Chas Holloway-P  
Board Planner – Neglia Engineering: Dan Kaufman-P  
Board Clerk - Rosalia Bob-P

**BUSINESS:** Review and Approval of Business Professional Invoices

Chairman Timothy Hickey states that he will sign off on these items as the meeting proceeds.

**BUSINESS:** Approval of July, August and September 2010 Minutes

Chairman Timothy Hickey tables the August and September minutes till the following month's meeting November 30, 2010.

Motion for July: Eric Abrahamsen  
2<sup>nd</sup> By: Ken Melamed

**ROLL CALL:**

Thomas Trank	NA	Marian Reitano	NA	Kenneth Freeman	Y
Elizabeth Marchese	A	Ken Melamed	Y	Robert Huth	NA
Eric Abrahamsen	Y	William Goodman	NA	Irwin Buchheister Alt # 1	Y
Elmer Pacia Alt # 3	NA	Chairman Timothy Hickey	Y		

Motion Approved: 5 – 1

**RESOLUTION:** 10-05 T-Mobile / Clearwire Aladdin Avenue Borough DPW

Motion: Elizabeth Marchese

2<sup>nd</sup> By: Eric Abrahamsen

**ROLL CALL:**

Thomas Trank	NA	Marian Reitano	NA	Kenneth Freeman	A
Elizabeth Marchese	Y	Ken Melamed	N	Robert Huth	NA
Eric Abrahamsen	Y	William Goodman	NA	Irwin Buchheister Alt # 1	Y
Elmer Pacia Alt # 3	NA	Chairman Timothy Hickey	Y		

Motion Approved: 4 – 2

**RESOLUTION:** 10-06 Antonio Drago 34 Johnson Avenue

Motion: Eric Abrahamsen

2<sup>nd</sup> By: Elizabeth Marchese

**ROLL CALL:**

Thomas Trank	NA	Marian Reitano	NA	Kenneth Freeman	NA
Elizabeth Marchese	Y	Ken Melamed	NA	Robert Huth	NA
Eric Abrahamsen	Y	William Goodman	NA	Irwin Buchheister Alt # 1	NA
Elmer Pacia Alt # 3	NA	Chairman Timothy Hickey	NA		

Motion Approved: 2 – 0

**CONTINUATION:** 10-04 15 Wakelee Drive Corp. 211 Dixon Avenue

Block- 724, Lots- 3

Minor Subdivision into two single family building lots

The attorney, Allen Bell explains to the board that the applicant wishes to continue the application to the following month. He states that with the revisions to the Site Plan and Architectural Plans for the project and that with some board members being absent this evening that it would be best if the application was carried. The board attorney Marc Leibman carries the application to the following month's meeting to be held on November 30, 2010 with no further notice required.

**FORMAL:** 10-07 Avtar & Juliet Singh 275 Depew Street  
Block- 918, Lots- 17 & 1  
Lot Merge

Chairman Timothy Hickey and Marc Leibman announce that neither the applicant nor the attorney appeared for the hearing. Marc Leibman states that he will carry this matter to the following month's meeting held on November 30, 2010.

**FORMAL:** 10-08 Raymond & Abbie Slaman 67 Sherwood Road  
Block- 410, Lot- 7  
Bulk Variance for construction of a front yard porch.

The property owners, Mr. and Mrs. Slaman represent themselves for the application. Mr. Slaman states to the board that they purchased their home in 1996 and that no changes were made to the house. He explains that they are looking to extend the porch by 6 feet and are requiring a front yard setback variance. He details that the project they are looking to do will be constructed with all sustainable material and have minimal impact on the property. Elizabeth Marchese asks about the property survey, stating that it is from 1996 and was there any changes made. Mr. Slaman states that they made no changes and presents into evidence marked as A1 a signed affidavit stating this. The board engineer Chas Holloway asks if the tree on the property will be touched and if the drainage will be an issue with the change of the roof leaders. Mr. Slaman states that he is the Commissioner of the Shade Tree and that the tree on the property will stay. He explains that there is a dry well system that all the leaders currently drain into. Chas Holloway asks about the placement of the existing utilities and the construction of the raised metal roof. Mr. Slaman states that the utilities mark outs were done and that the digging will be entirely done by hand and states that the construction material will be in sustainable material. Chas Holloway suggests that an updated survey be done along with a foundation location survey as well. He also asks the applicant if they have any intention to in close the porch or build above it. Mr. Slaman explains that they will not close off the porch or construct above and that they have no desire to change the look of the house.

Chairman Timothy Hickey open and closes the hearing to the public.  
Chairman Timothy Hickey calls for a motion from the board.

Motion to Approve: Eric Abrahamsen  
2<sup>nd</sup> by: Elizabeth Marchese

**ROLL CALL:**

Thomas Trank	NA	Marian Reitano	NA	Kenneth Freeman	A
Elizabeth Marchese	Y	Ken Melamed	Y	Robert Huth	NA
Eric Abrahamsen	Y	William Goodman	NA	Irwin Buchheister Alt # 1	Y
Elmer Pacia Alt # 3	NA	Chairman Timothy Hickey	Y		

Motion Approved: 5 – 1

Mr. Slaman requests to have his building permit issued as soon as possible and that they are requesting to waive the 45 day period. Mr. Slaman presents into evidence as A2 several photographs of existing nonconforming front porches throughout different parts of his neighborhood. He explains that his project will be substantially in keeping with the feel of the neighborhood and chances of an appeal of the decision would be minimal. The board attorney Marc Leibman explains that their signed waiver affidavit will go in the permit and they can pick up their permit but does warn them of any and all type of issues that could potentially happen.

\* Chairman Timothy Hickey begins a discussion regarding a letter published in the newspaper on the feelings about a recent board decision on an application. He further discusses the statements made by the homeowner in regards to the board members. Elizabeth Marchese inquires about lesser escrow amount fees for homeowners with smaller projects. She asks if the board can look into this matter and discuss it at a further time. Chairman Timothy Hickey states that a committee should be formed to research and discuss escrow accounts.

Motion to Adjourn: Eric Abrahamsen  
2<sup>nd</sup> by: Elizabeth Marchese

Minutes respectfully submitted by:  
Rosalia Bob  
Joint Land Use Board Clerk